

GARDENIA NEWSLETTER

News for Owners at Plantation Beach Club at Indian River Plantation

Message From The President



Winter Newsletter

December, 2006

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Special points of interest:

- Internet access arrives at PBC
- Spa will be running again!
- Board of Position vacancy
- Looking to trade-check out the Trading Post.



I am honored to have had the opportunity to have served you as your president during the last nine months. I am sorry to tell you that due to increased responsibilities at my law firm, I have decided to step down as president. Sue Aemisegger, will assume the role as your president until the March election. I would like to thank all of you for your support during the past several months.

During this past year, your Board has been extremely busy on several projects. Following the resignations of Chuck Neff and David Bonhomme earlier in the year, the Board discussed filling their positions with candidates who possessed qualities most needed by the Board. After careful consideration, we asked Carol Martin and Dave Schlegel to fill the positions. We thank both Chuck and David for their time and dedication to PBC and welcome Carol and Dave. Dave brings his past experience as a Board Member and Carol has offered fresh ideas and viewpoints.

As for other things going on, I am sure that you all have seen the special assessment that was sent in May. This assessment was for the hurricane deductible as well as internet wireless and wired in all of the units. The Board worked closely with Hilton to assure that the assessment was as low as possible. We will be looking forward to receiving wire/wireless in the units by the early part of 2007.

As many owners know, the health department closed our spa in May and at the same time warned us about problems with our pool. We've been able to keep the pool open, but because of the nature of the spa violations, we've had to keep it closed while diligently hunting for a contractor to make the necessary

renovations or alternatively, build us a new spa. After talking to several contractors from south Florida, we finally have located one that will redo the spa at a cost far below the bids we received to build an entirely new one. We have our new engineer, Tony Saldano to thank for finding this vendor, who has already started on the renovations. This contractor also will be making necessary repairs to the pool during the next few weeks. The Hilton staff and board extend our deepest apologies to all of those owners and guests who have been disappointed and inconvenienced by the absence of our spa.

Some of the renovations that have taken place have not been very exciting and have been a real inconvenience, but in a building that is more than 20 years old, were absolutely necessary. One such renovation was the upgrading of the elevators, which also necessitated installation of new air conditioning for the elevator mechanical room. Another renovation was anew air conditioner for the lobby. In addition, the walkways were painted during the maintenance week. Sharon Glenn and the Hilton team were not satisfied with the painting and have requested that the painters return during the maintenance week in 2007. This project was no cost to the association.

The budget for 2007 has been finalized. The Board was constrained in deciding on a reasonable maintenance fee for next year by the approximately 200% increase in insurance premiums. We have worked closely with Hilton on the insurance matter and believe that because we are part of the Hilton family, we are receiving

the best rates possible for owning property in southern Florida.

Although we were lucky this year and survived the hurricane season untouched, the board felt it necessary to investigate the purchase and installation of hurricane shutters. We are continuing to work on this project.

Upon returning to the property one of the newest renovations that you will find is that of the front office. The offices were switched and the front office was redone to better service you, our owners, as well as our guests. The Board looks forward to hearing your comments on this change.

Looking forward to 2007, we have a lot of work ahead of us. One topic we have discussed extensively and will continue to discuss at the Annual Meeting in March is the repainting of the building. We need to obtain bids and decide on the timing of the project as well as how we will pay for it.

Finally, we have asked Hilton to develop a plan to phase out our old linens and kitchen items and phase in new, upgraded ones.

As I have already stated, I have stepped down as the president, but plan to stay on the Board. This year there will be two positions that need to be filled. Inside this newsletter is a form for you to fill out or you may send an email to Bunnie Coffey. It is critical that the persons who fill these positions can regularly use the internet and open up attachments.

Again, I thank you for your support during this year and I look forward to working with you in 2007! *Kathy Woods*

From The Manager's Desk.....

Dear Owners,

Can you believe that it has only been ten months since my arrival? I am very grateful to all the owners I have met, for making this transition a wonderful experience. I look forward to welcoming those I have not met, in the coming months.

This was a year of transition for the property as well as for the staff. We said our farewell to Cesar Zugasti and Karen Hampson who moved on to new challenges. We wish them success and thank them for their contribution to PBC over their years of tenure. We are very excited to introduce Marie Taylor as the new Housekeeping Inspector and Tony Saldano as our Chief Engineer. Marie most recently worked for a local organization where she was in charge of the care of exotic animals. Tony comes to us with a wealth of experience and qualifications. He most recently worked for a builder of luxury homes.

Joining Tony is Charles Crespo, who had been temping with us for seven months and recently joined the team as a full time employee. We are also grateful to continue to have Rick O'Brien in the team. Please join me in welcoming our newest team members.

As you return to the property, you will notice our renovation of the front desk. With Tony's expertise, our front office was given a complete makeover. We are now able to provide a better check-in experience to our owners and to improve customer service. Our office staff is also able to do their work more efficiently.

With the combined effort of the PBC team and the Board of Directors we will continue to improve the quality and service of your home away from home. I am looking forward to greeting all of you again this coming year and hope that you and your families have an

enjoyable holiday and a wonderful 2007!

See you all next year!!

Sharon Glenn and the PBC staff

The Owners Are Saying.....

"When will we have internet access in our units?"

Back in May a special assessment was passed. This assessment included the cost of wiring the property for Internet access. Installation is slated for early next year. We hope to be able to complete the project by late January.

"What has happened with the spa?"

The Spa was closed earlier this year by the health department as a part of a round of inspections conducted in our area. Although our violations were minor, finding a contractor to do the work has been a major challenge. The required repairs are currently in progress and we will be able to re-open this amenity in early January. We appreciate your understanding and patience!

RESALES

Wow! We have been open all year and will make approximately \$600,000 in sales volume, this year! Isn't it nice to be back and running? I have enjoyed seeing everyone again and hearing the stories of owner's traveling through the HGVC club. Something that is a new experience for many of you. For any information on the exciting Club, please call me at 772-225-2020 or email me at aciolino@hgvc.com

*If you are interested in trading one of the following please contact **Bunnie Coffey***

Trading Post

Owner	Giving Up	Requesting	Comments
Bill Stevens	2 bd wk 16	2 bd wk 15	215-343-1206
Schram	2bd wk 19, 2007	2 bd wk 17, 2007	
Shannon	401 wk 13, 2007	401 wk 11, 2007	
Conner	304 wk 18, 2007	2 bd after wk 19 or	Come in April 2007
Duffey	2 bd wk 7, 2007	2 bd wk 6, 2007	
Richardson	2 bd wk 50	2 bd wk 27,28,29 or 30	
Green	2 bd wk 15	2 bd wk 13	Cell 231-740-1185 Work 231-780-4722

Calendar 2007

Week 1 Jan 6-13	Week 13 Mar 31-Apr 7	Week 25 Jun 23-30	Week 37 Sep 15-22	Week 49 Dec 8-15
Week 2 Jan 13-20	Week 14 Apr 7-14	Week 26 Jun 30-Jul 7	Week 38 Sep 22-29	Week 50 Dec 15-22
Week 3 Jan 20-27	Week 15 Apr 14-21	Week 27 Jul 7-14	Week 39 Sep 29-Oct 6	Week 51 Dec 22-29
Week 4 Jan 27-Feb 3	Week 16 Apr 21-28	Week 28 Jul 14-21	Week 40 Oct 6-13	Week 52 Dec 29-Jan 5
Week 5 Feb 3-10	Week 17 Apr 28-May 5	Week 29 Jul 21-28	Week 41 Oct 13-20	Week 53 —————
Week 6 Feb 10-17	Week 18 May 5-12	Week 30 Jul 28-Aug 4	Week 42 Oct 20-27	
Week 7 Feb 17-24	Week 19 May 12-19	Week 31 Aug 4-11	Week 43 Oct 27-Nov 3	
Week 8 Feb 24-Mar 3	Week 20 May 19-26	Week 32 Aug 11-18	Week 44 Nov 3-10	
Week 9 Mar 3-10	Week 21 May 26-Jun 2	Week 33 Aug 18-25	Week 45 Nov 10-17	
Week 10 Mar 10-17	Week 22 Jun 2-9	Week 34 Aug 25-Sep 1	Week 46 Nov 17-24	
Week 11 Mar 17-24	Week 23 Jun 9-16	Week 35 Sep 1-8	Week 47 Nov 24-Dec 1	
Week 12 Mar 24-31	Week 24 Jun 16-23	Week 36 Sep 8-15	Week 48 Dec 1-8	

Dear PBC Owners:

As you know this year there are two openings for directors on the board. We are enclosing a candidate form if you desire to run for election to the board.

Since the board only meets twice yearly, it is imperative that candidates have access to email and be computer literate. We also hold interim board meetings by conference call which sometimes lasts for quite a few hours. The board needs people who have the desire and more importantly the time to dedicate to the many tasks at hand. Serving on a board, is like having a part-time job, so please make sure you have considered the amount of time required to be adequately involved, before you make the decision to apply. We need seriously committed volunteers.

Timeshare board experience also would be helpful, but not necessary. Those who have knowledge of how a board operates will help to shorten the learning curve necessary to make informed decisions. For a board to really function well the members should have diverse skills. If you have an engineering background, business background or any professional skill that you think would benefit the association we would welcome hearing from you. These are kinds of skills that the board needs so that we can properly represent you, our owners.

We look forward to hearing from you.

Plantation Beach Club at Indian River Plantation

Board of Directors



NEWS FOR OWNERS AT PLANTATION
BEACH CLUB AT INDIAN RIVER
PLANTATION

Please feel free to contact us by fax or email

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aciolino@hgvc.com*

Phone: 772-2250074

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We're on the Web

<http://plantationbeachclubirp.hgvc.com>

PLANTATION BEACH CLUB

2006 BOARD OF DIRECTORS

Ms. Kathy Woods

6106 Summit Street

Kansas City, MO 64113

Mr. Sanford Searleman

43 Lincoln Avenue

Glens Falls, NY 12801

Mrs. Sue Aemisegger

339 Hewett Road

Wyncote, PA 19095

Mrs. Carol Martin

12 Merrimac Court

Coram, NY 11727

Mr. David Schlegel

414 N. Tulpehocken Road

Reading, PA 19601

Plantation Beach Club at IRP

329 NE Tradewind Lane

Stuart, Florida 34996